

55 PARNELL Road RES/Freehold/Sale
St Catharines, ON L2N 2W5

Price: **\$359,000**

NEW



MLS®#: **30610906** Status: **Active**
 Region: **Niagara** DOM:
 Municipality: **4 - St. Catharines**
 Neighbourhood: **442 - Lakeport**
 Bldg Type/Style: **Detached/Bungalow**
 Age/Yr Built: **31-50 Years** Basement: **Yes**
 Legal Desc: **LT 10 PL 522 ; ST. CATHARINES**
 Sq.Ft/Source: **1,100/Other** Tot Bdrms: **3 (3+0)**
 Sq Ft Range: **1001 to 1500** Bathrooms: **1.0**
 Acres/Range: **< 0.5** Lot Front: **65.40 Ft**
 Taxes/Year: **\$3,966/2016** Lot Depth: **165.00 Ft**
 Irregularities: Lot Shape: **Irregular**
 Heat: **Gas/Forced Air**
 Water: **Municipal/** Sewer: **Sewer (Municipal)**
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 CrossSt/Dir: **Geneva Street**

Property Details

Exterior: **Brick** Heat Source: **Gas** Air Cond Type: **Central Air**
 Bsmt Size/Fn/Dev: **Full/Fully Finished** Heat Type: **Forced Air** Air Condition: **Yes**
 Foundation: **Poured Concrete** Sewers: **Sewer (Municipal)** Fireplaces:
 Roof: **Asphalt Shingle/** Water: **Municipal** Waterfront:
 Water Meter: Wtr Sup Type: UFFI: Pool: **None**
 Laundry Access: Retire Comm:
 #/Type of Garage: **1.0/Attached** Total Parking Spaces: **3** VisitAble:
 #/Driveway/Type: **2.0/Private Single Wide/Gravel** Assigned Spaces: Addl Month Fees:
 Parking: **Gravel** Energy Cert Level:
 Recreational Use: Elevator YN: **No** Soil Type: Freehold w/Com Elem Fee: **No**
 Remarks

THE HOME: You won't find a better location in this city! This 1100 sq.ft. bungalow has had pride in ownership and has been meticulously cared for. It features a traditional layout with the main floor having 3 bedrooms, 4pc bath, and large living room with huge windows to let in the natural light in. Gather in the eat in kitchen for family conversation. Plenty of cabinets and counters. The basement has an awesome Rec-Rm. Large laundry, utility room. Backyard access from the house is nice. LIFESTYLE: The backyard is an oasis with large old trees and beautiful gardens year around. Private & mature landscaping with a patio that is great for BBQ season. A quick walk or bike ride and you'll find yourself on Lake Ontario's waterfront trail that can take you to historic Port Dalhousie or Sunset Beach. Roof '09,(30 yr warranty) Furnace '09, Ac '07, Windows '96,. Offer Presentation Sunday November 12th. Register offers by 12:00 pm noon.

Property Features

Features/Amenities:
 Exclusions: **Washer & Dryer**

Tax and Financial Information

Roll#: **262906001407700** Assessment: **\$235,000/2017** Survey: **None**
 Pin#: **462430123** Taxes: **\$3,966/2016** Private Entrance:
 Legal Desc: **LT 10 PL 522 ; ST. CATHARINES**
 Location: **Urban** Fronting On: HST Applicable: **Included**

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	17' 0" X 13' 0"		Kitchen	M	17' 6" X 10' 0"	
Master Bedroom	M	10' 6" X 8' 2"		Bedroom	M	10' 6" X 8' 2"	
Bedroom	M	9' 6" X 8' 2"		Bathroom	M		4-Piece
Recreation Room	B	30' 0" X 24' 0"		Laundry Room	B	16' 0" X 10' 0"	
Utility	B	11' 5" X 8' 5"					

Listing Information

Commence Date: **11/07/2017** Deposit: **4000.00** Buy Option: CDOM:
 Sign: Lockbox: Possess. Dt: SPIS: **No/No**
 References: Application Required: Employment Letter: Possession: **Immediate**

Prepared By: KARL VANDERKUIP, Salesperson
RE/MAX GARDEN CITY REALTY INC, BROKERAGE

Client Full One Page Report

Date Printed: 11/07/2017